

Applicant	Boywic Farms, Ltd.	
Request	Site Plan Approval/Conditional Use	
Location	2890 & 2880 NW 62 Street	
Legal Description	Vantage Industrial Park Section Two (2), PB 100, P 21	
Property Size	3.93 acres	
Zoning	AIP	
Existing Land Use	Vocational School and Office Building	
Future Land Use Designation	Employment Center	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Permitted Uses (Employment Center)	
Other Required Approvals	Final DRC sign off	
Applicable ULDR Sections	Sec. 47-14.11, <i>List of Permitted and Conditional uses, Airport Industrial Park (AIP) District</i> , Sec. 47-14.21, <i>Dimensional requirements for GAA and AIP districts</i> , Sec. 47-24.2.A.3.c, <i>Site Plan Level III</i> , Sec. 47-24.3, <i>Conditional Use</i> , Sec. 47-25.2 <i>Adequacy Review</i> , and Sec. 47-25.3, <i>Neighborhood Compatibility Review</i>	
Setbacks/Yards Front Rear Side (West) Side (East)	Required	Proposed
	100 feet (NW 62 St)	Ranges from 100.8 to 105.1 ft
	30 ft	238 ft
	30 ft	Ranges from 39.3 ft to 42.9
	30 ft	32 ft
Lot Density	N/A	N/A
Lot Size	N/A	3.93 acres
Lot Width	N/A	284.6 ft
Building Height	Subject to FAA Regulations	Building A: 28 ft Building B: 25.5 ft
Structure Length	N/A	Building A: 68 ft Building B: 78 ft
Floor Area	N/A	Building A: 15,500 gfa Building B: 11,128 gfa
VUA Landscaping	20% of VUA (102,542 s.f.)(0.2) = 20,508 s.f.	25,015 s.f.
Landscaping Lot Coverage	No minimum with exception of VUA requirements	36,347 s.f or 21.2%
Open Space	N/A	N/A
Parking	207	227
Notification Requirements	Sign notice only	
Action Required	Approve, Approve with conditions, Deny	
Project Planner Authorized By Approved By	Name and Title	Initials
	Angela Csinsi, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

The applicant is requesting site plan approval for the property located at 2890 NW 62 St. The proposed use as a vocational school requires conditional use approval pursuant to Sections 47-4.11 and 47-24.3 of the ULDR.

Property/Project Description:

The applicant proposes to relocate an existing vocational school from Building B (2880 NW 62 St) to Building A (2890 NW 62 St), which is now being used as an office building. The property is zoned Airport Industrial Park (AIP) and is designated Employment Center on the City's Future Land Use Map. This change of use requires site plan and conditional use approval since the AIP District lists vocational schools as a conditional use (Sec. 47-4.11). Due to the proposed use of the parking lot of Building A for the vocational school, the entire site is subject to site plan review. Building B will be used for professional office(s).

Should this request be approved, the applicant will lease Building A to ATI Enterprises of Florida, Inc. (ATI). ATI will instruct students in computer-aided design (CAD), medical administration, electronics engineering and information technology. The methods and materials to be utilized by ATI will be wholly enclosed within Building A on the 2890 NW 62nd Street Property.

Parking and Traffic:

The overall site contains 227 parking spaces. Pursuant to ULDR Sec. 47-20, the following ratios apply:

a) 2890 NW 62 St (Building A) – Proposed Vocational School			
Total building s.f.	=		21,728 s.f.
Parking required:	1/150 s.f.	=	145 spaces
b) 2880 NW 62 St (Building B) – Proposed Offices			
Total building s.f.	=		15,500 s.f.
Parking required:	1/250 s.f.	=	62 spaces
Total Spaces Required:			207
Total Spaces Provided:			227

The *applicant* asserts that the traffic generated by the proposed uses will not be different than the existing traffic, as the vocational school will be relocating from its existing facility to the adjacent building owned by the applicant. There will be no changes to the existing vehicular access drives on NW 62nd Street (Cypress Creek Road). No traffic study was required by the City's DRC Engineering Representative, Tim Welch.

Adequacy and Neighborhood Compatibility:

The *applicant states* that the following code sections have been met:

1. Section 47-25.2, Adequacy Requirements

The Application proposes no new development and the uses proposed are consistent with the existing uses. As such, it is not believed that there will be any new or additional demands placed on public facilities. Notwithstanding the foregoing, set out below are specific responses to each of the individual items listed in Section 47-25.2 of the ULDR:

- a. Communications network: There will be no interference with the City's communication network as a result of the uses proposed by the Application. No comments were raised by staff in the DRC Report on this issue;*
- b. Drainage facilities: The Broward County Department of Planning and Environmental Planning ("DPEP") has evaluated the Site Plan and has issued an exemption from permitting and from any further review by that entity;*
- c. Environmentally sensitive lands: As stated previously, the Application does not propose any new development. The Applicant is not aware of any environmentally sensitive lands or well fields located within the Site;*
- d. Fire protection: An eight (8") inch water main exists along the west property line providing more than adequate pressure for fire flows. As such, the comments raised by staff in the DRC Report have been addressed;*
- e. Parks and open space: The Site is not located within a residential plat;*
- f. Police protection: As the Application does not propose any new or different development than that which already exists, it is believed that adequate police protection is available to service the people and property located within the development;*
- g. Potable water: As the Application does not propose any new construction and the uses proposed are consistent with the existing uses, it is believed that there is adequate potable water service available for the development;*
- h. Sanitary sewer: As the Application does not propose any new construction and the uses proposed are consistent with the existing uses, it is believed that there is adequate sanitary sewer service available for the development;*
- i. Schools: The Site is not located within a residential plat;*
- j. Solid waste: As the Application does not propose any new construction and the uses proposed are consistent with the existing uses, it is believed that there is adequate solid waste collection facilities and service available for the development;*

- k. *Stormwater: As stated previously, DPEP has evaluated the Site Plan and has issued an exemption from permitting and from any further review by that entity;*
- l. *Transportation: As the Application does not propose any new construction and the uses proposed are consistent with the existing uses, it is not believe that additional trips will be placed on either the regional transportation network or local streets as a result of the Planning & Zoning Board approval of the Conditional Use Application. A sidewalk has been added and is shown on the Site Plan and, as the Site Plan demonstrates, there will be safe pedestrian movement throughout the Site. Finally street trees are being provided along N.W 62nd Street as required by the ULDR;*
- m. *Wastewater: As the Application does not propose any new construction and the uses proposed are consistent with the existing uses, it is believed that there is adequate wastewater services available for the development;*
- n. *Trash management requirements: This subsection is not applicable as there will be no prepackaged food or beverages delivered for off-site consumption;*
- o. *Historic and archaeological resources: As stated previously, the Application does not propose any new development. Further, the Applicant is not aware that any historical or archaeological resources located within the Site; and*
- p. *Hurricane evacuation: The Site is not located east of the Intracoastal Waterway.*

2. *Smoke, odor, emissions of particulate matter and noise.*

As uses proposed for the 2880 (Bldg. B) and 2890 (Bldg. A) Buildings, i.e. office and vocation school, are wholly enclosed within the building structure, it is not anticipated that there will be any emissions of smoke, odor, noise or particulate matter.

3. *Design and performance standards.*

The Site is not adjacent to any residentially zoned properties. Further, all lighting for the Site will be in accordance with the ULDR and any FAA standards.

Staff concurs with the above assessments.

Comprehensive Plan Consistency:

The proposed uses are consistent with the Future Land Use Element, Permitted Uses of Employment Center Land Use.

Staff Determination:

The applicant must demonstrate that the conditional use criteria have been met.

Sec. 47-24.3, Conditional Use

The following review criteria shall be applied in considering an application for a conditional use permit:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3, **(See Adequacy Requirements analysis beginning on page 3 above)**
2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts. **(See above response by applicant listed in Parking and Traffic Section on page 2 above)**
3. The applicant must show and it must be found by the reviewing body that the following have been met:
 - a. The location of the use or structure is not in conflict with the city's comprehensive plan;
 - b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;
 - c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;
 - d. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;
 - e. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties.

The following paragraph was prepared by the applicant in response to the above criteria:

The use of the 2890 (Bldg. A) Property for an ATI vocational school is consistent with the AIP District generally and with the underlying land use designation of Employment Center. The overall site is bounded to the north, east and west by properties similarly zoned AIP District and with a land use designation of Employment Center and is bounded to the south by Fort Lauderdale Executive Airport. The applicant does not anticipate any environmental or other adverse impacts on the surrounding areas if the City were to approve the use of the 2890 (Bldg. A) Property for a vocational school. Rather, use of the 2890 Property for a vocational school will have a positive economic impact on the surrounding area by providing a more skilled work force for employers in the area.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

PZ/37-R-03/09-17-03/AC